

Development Review Committee

City of Coral Gables, Florida

DERC-26-01-0068

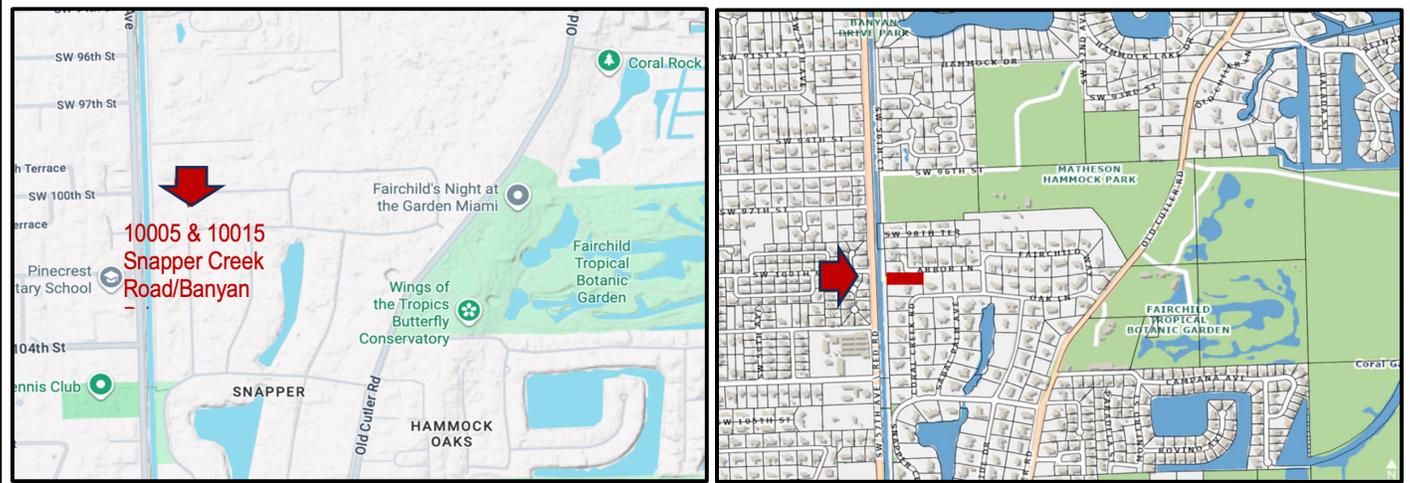
Application requesting a Waiver of the Building Site Determination Process (Reconfigure two established building sites)

10005 and 10015 Snapper Creek Road (aka Banyan Drive), Coral Gables Florida. 33156

Property Details

Property Details	10005 Snapper Creek Road (North Parcel)	10015 Snapper Creek Road (South Parcel)
Folio No.	03-5106-000-0180	03-5106-000-0170
Land Use Plan Map Designation	Single Family Low Density	Single Family Low Density
Zoning Map Designation	Single Family Residential (SFR)	Single Family Residential (SFR)
Current Property Size	21,344 SF (.49 acres)	21,344 SF (.49 acres)
Building Site dimensions	50FT by 427 FT	50 FT by 427 FT

Location Maps



Application Representation:

Property Owner: Dr. Rafael Gomara, 528 SW 40 Street, Miami, FL 33165, Tel. 786-312-2422,
Email: gomaraac@gmail.com

Attorney: Laura L. Russo, Esq., 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134, Tel: 305-476-8300
Email: LauraR@LauraRussoLaw.com

Architect: Herbert Brito, Vintage Florida Properties, Tel: 305-965-1670, Email: herbertbrito@att.net

LEGAL DESCRIPTION:

North Half (N 1/2) of the North 100 feet of the West 465 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 6, Township 55 South, Range 41 East, lying East of canal right-of-way, lying and being in Miami-Dade County, Florida. (Folio Number: 03-5106-000-0180)
AND

South Half (S 1/2) of the North 100 feet of the West 465 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 6, Township 55 South, Range 41 East, lying East of canal right-of-way, lying and being in Miami-Dade County, Florida. (Folio Number: 03-5106-000-0170)

THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: **X - AH** BASE FLOOD ELEVATION: **N/A - 7.00'** COMMUNITY NUMBER: **120639** PANEL NUMBER: **0466** SUFFIX: **L** DATE OF FIRM: **9-11-09**

Development Review Committee

City of Coral Gables, Florida

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Application requesting a Waiver of the Building Site Determination Process (Reconfigure two established building sites)

10005 and 10015 Snapper Creek Road (aka Banyan Drive), Coral Gables Florida. 33156

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City of
Coral Gables,
Florida

Level

1

Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Development Review General Procedures – Conditional Use

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site- Waiver
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Other: _____

Requests confirmed by Development Review Official (DRO) at pre-application meeting (signature): _____

Coral Gables Mediterranean Architecture Bonus

- Coral Gables Mediterranean Style Bonus - Table 1
- Coral Gables Mediterranean Style Bonus - Table 2
- Coral Gables Mediterranean Style Bonus - Table 3
- None



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Property information

Street address of the subject property: 10005 Snapper Creek Rd. and 10015 Snapper Creek Rd.

Property/project name: Sun Lit Gardens in Snapper Creek

Current land use classification(s): Residential Single Family

Current zoning district(s): Residential Single Family

Proposed land use classification(s) (if applicable): N/A

Proposed zoning district(s) (if applicable): N/A

Previous use(s)/current use(s) of the property/building(s): Residential Single Family

Proposed use(s) of the property/building(s): Residential Single Family

Size of property (square feet/acres) 42,688 sq. ft.

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 0

Total number of residential units per acre and total number of units 2

Estimated cost of the existing/proposed building/project: N/A

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

N/A

Project Legal Description: Lot(s): See Exhibit "A" attached hereto and made a part hereof

Block(s): _____

Section(s): _____

Listing of all folio numbers for subject property:

03-5106-000-0180 and 03-5106-000-0170



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1

Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

General information

Applicant(s)/Agent(s) Name(s): Laura L. Russo, Esq.

Telephone Contact No: 305-476-8300 Fax No. 305-476-8383 Email LauraR@Laurarussolaw.com

Mailing Address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Rafael Gomara

Telephone Contact No: 786-312-2422 Fax No. _____ Email gomaraac@gmail.com

Mailing Address: 9528 SW 40 Street, Miami, FL 33165
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____

Mailing Address: _____
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

N/A



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Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to tentatively be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjoining properties and/or streetscape.
- Property ALTA survey and legal description.
- Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- Landscape plan; vegetation assessment; and tree survey / relocation plan.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: Proposed reconfiguration of building sites



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Posting of the property. The Applicant will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

Application submittal requirements

Electronic copy. A PDF of the entire application shall be submitted. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the Applicant in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



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Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

Laura L. Russo

Address: 2334 Ponce de Leon Blvd., Suite 240
Coral Gables, FL 33134

Telephone: 305-476-8300

Fax: 305-476-8383

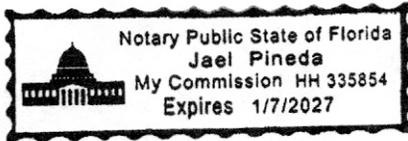
Email: LauraR@Laurarussolaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 13th day of Jan., 2026 by Laura L. Russo

(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced



City of
Coral Gables,
Florida

Level

1

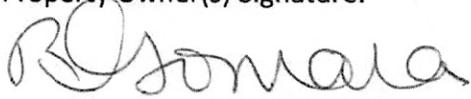
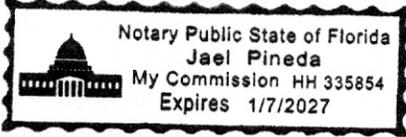
Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: Rafael Gomara
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 9528 SW 40 Street Miami, Florida 33165	
Telephone: 786-312-2422	Fax:
Email: gomaraac@gmail.com	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF <u>Miami-Dade</u>	
The foregoing instrument was acknowledged before me this <u>13</u> day of <u>Jan, 2026</u> by <u>Rafael Gomara</u>	
 (Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input type="checkbox"/> Personally Known OR <input checked="" type="checkbox"/> Produced Identification; Type of Identification Produced	
<u>FL Driver license</u>	



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Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Architect(s) Signature:

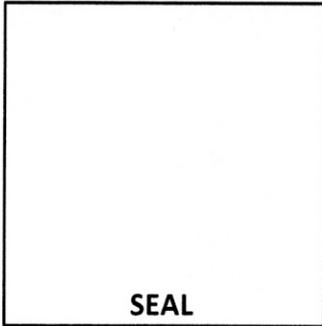
Architect(s) Print Name:

Address:

Telephone:

Fax:

Email:



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____ by

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced

Exhibit "A"

Parcel I:

North 1/2 of the North 100 feet of the West 465 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SW 1/4) of Section 6, Township 55 South, Range 41 East, lying East of the canal right of way, lying and being in Miami-Dade County, Florida (03 5106 000 0180) 10005 Snapper Creek Road, Coral Gables, FL 33156; and

Parcel II:

South Half (S 1/2) of the North 100 feet of the West 465 feet of the SW 1/4 of the SW 1/4 of Section 6, Township 55 South, Range 41 East, lying and bring East of canal Right of Way, lying and being in Miami-Dade County, Florida (03 5106 000 0170) 10015 Snapper Creek Road, Coral Gables, FL 33156

A two-story house with a stone base and white siding, surrounded by trees. The house has a prominent chimney on the left side and a large garage door on the right. The text is overlaid on the image.

Application requesting to reconfigure two established “building sites”

10005 and 10015 Banyan Drive, Coral Gables Florida

Statement of Use

Submitted to the City of Coral Gables Development Services Department
for Development Review Committee Consideration

Statement of Use

02.06.2026 DRAFT

Application requesting to reconfigure two established “building sites” for
10005 and 10015 Banyan Drive, Coral Gables Florida

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Section 3. Historically Significant Properties

Section 4. Proposed Reconfiguration Details

Section 5. Summary of Proposed Lot Reconfiguration Changes

Section 6. City Staff and City Attorney’s Office Direction – Required City
Review Process and Conclusions

Section 1. Application/Request

The Property Owner, Dr. Rafael Gomara desires to reconfigure two existing buildings sites currently shaped as elongated lots that oriented east-west fronting on Banyan Drive (aka Snapper Creek Road and SW 56th Court) to a north-south lot configuration. Essentially moving the interior or center property line from an east-west to north-south configuration/orientation.

This Application is before the Development Review Committee (DRC) pursuant to numerous meetings the Property Owner and his representatives completed with City Planning and Zoning Staff and the City Attorney's Office (COA) to determine the appropriate City review process.

The City Staff/COA determined the Proposal should undergo DRC review and proceed to the City's Historic Preservation Board (HPB) for a Variance to allow a "Waiver of the Building Site Determination" process. HPB consideration is to memorialize/affirm the proposed lot reconfiguration.

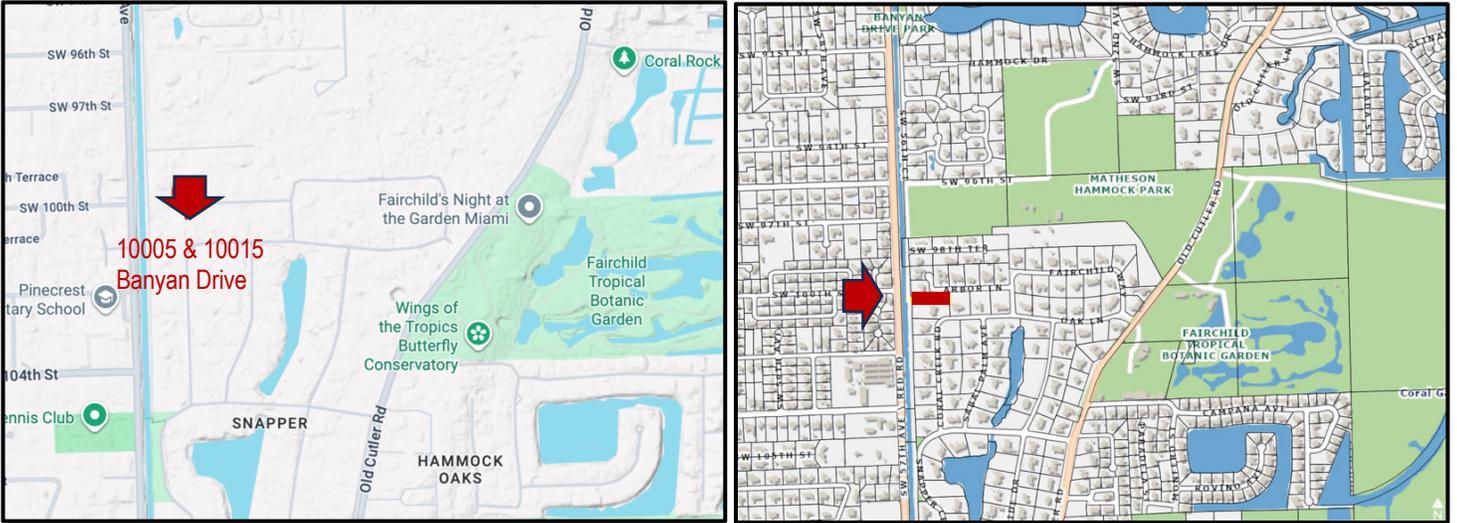
Both properties have been designated by the HPB as a Local Historic Landmarks. Zoning Code, Article 8, Historic Preservation, Section 8-113, allows the HPB to consider variances of the provisions of the Zoning Code for Landmark Properties.

Please refer Section 6 for specific details by which all parties agreed as to the appropriate City review process with reference to the building sites and the determination the lots do not require platting.

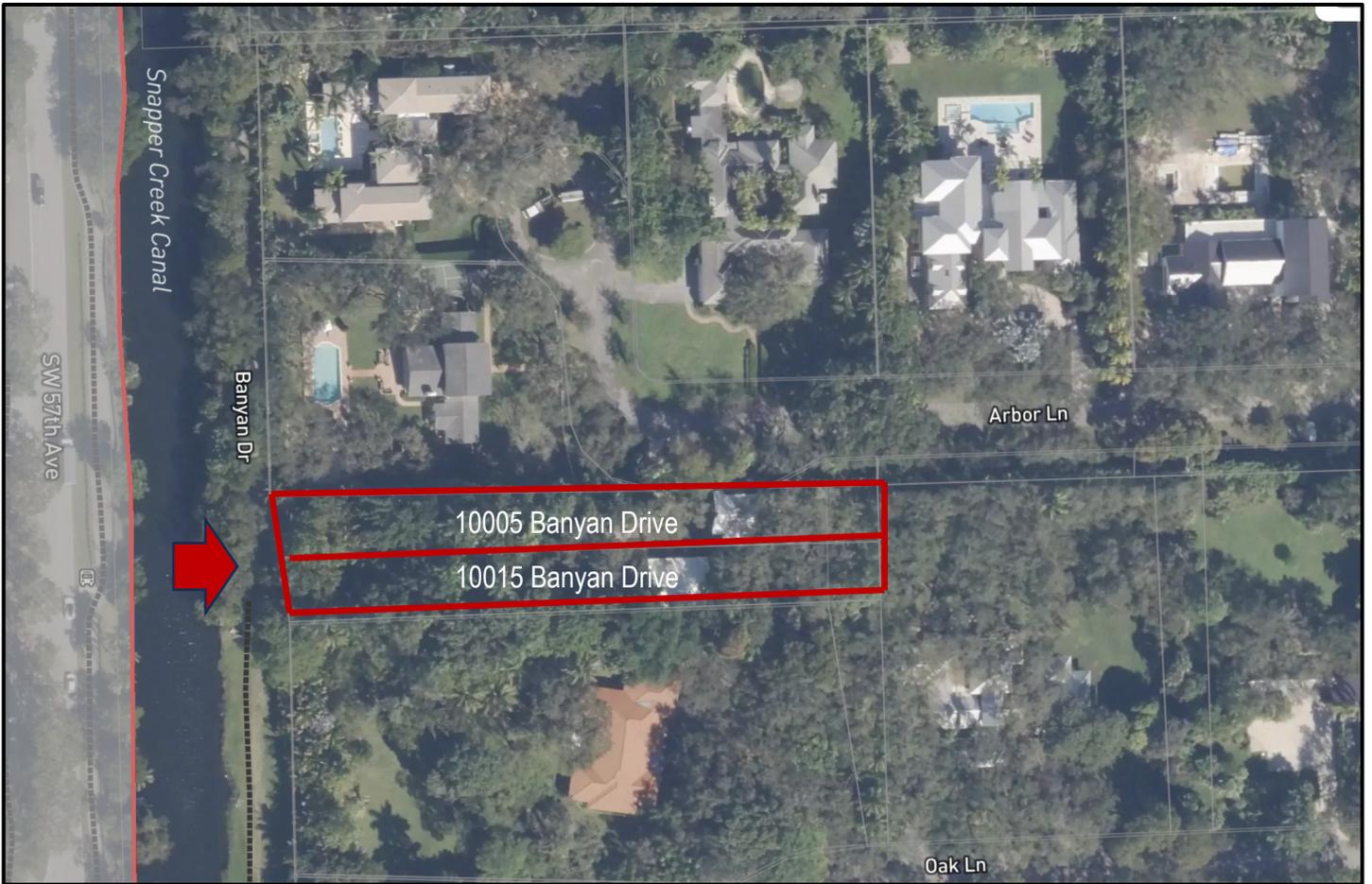
Section 2. Background

The two parcels referenced as 10005 and 10015 Banyan Drive each contain one single family home and the Owner currently lives on the one of the residences and rents the other residence. Each "elongated lot" has a 50FT lot frontage on Banyan Road and 427FT depth.

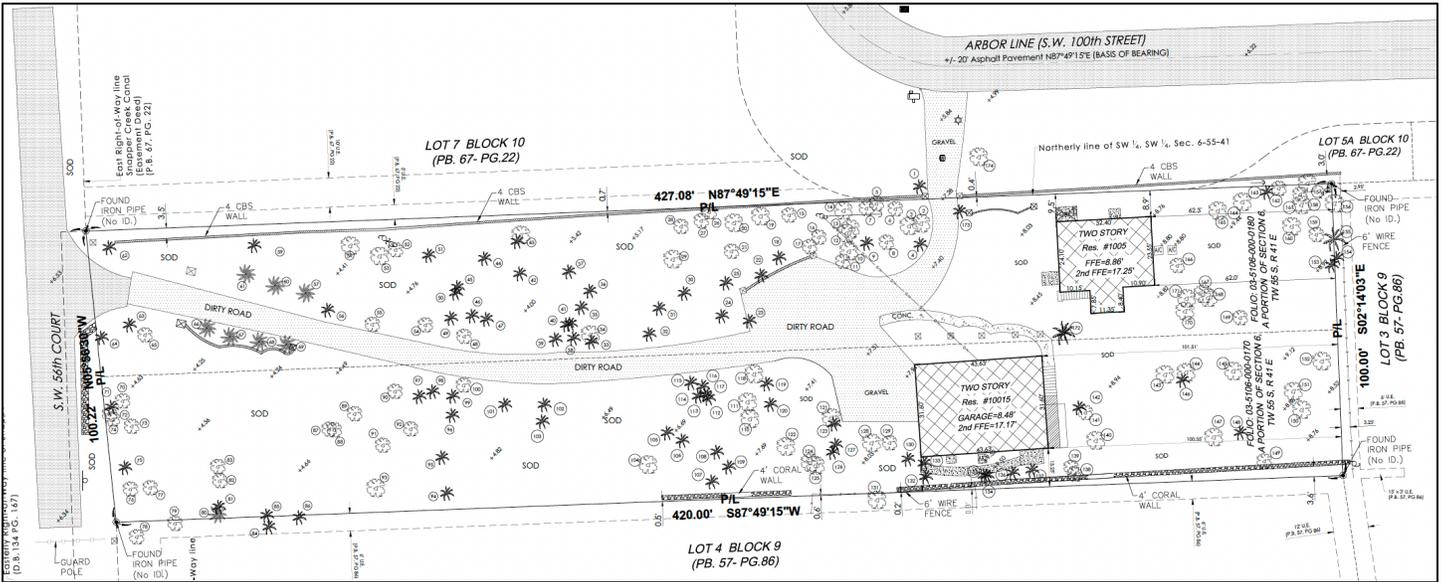
Location Maps



Aerial



Property Survey



Property Details

Property Details	10005 Banyan Drive	10015 Banyan Drive
Folio No.	03-5106-000-0180	03-5106-000-0170
Land Use Plan Map Designation	Single Family Low Density	Single Family Low Density
Zoning Map Designation	Single Family Residential (SFR)	Single Family Residential (SFR)
Current Property Size	21,344 SF (.49 acres)	21,344 SF (.49 acres)
Lot dimensions	50FT by 427 FT	50 FT by 427 FT
Building Site Designation	Each Property is presently designated as a Separate Building Site	
Current Vehicular Property Access	Fronts Banyan Drive	Banyan Drive via private access drive that traverses both parcels
Proposed Vehicular Property Access with north-south reconfiguration/orientation	Banyan Drive	Via Arbor Lane
Platted	Unplatted	Unplatted
Historic Significance	City Historic Preservation Board (2007) designated both Single Family Residences (structures) as Local Historic Landmarks	
Existing Historic Structures (One on each lot)	One Single Family Residence	One Single Family Residence

Section 3. Historically Significant Properties

Both residences were constructed in 1937 as Florida Vernacular Style Architecture designed by Architect Robert Taylor (1885-1961). Mr. Taylor designed a total of 13 South Buildings listed on the National Register of Historic Places and is credited with the design “Rooney’s Spanish Village” and one of the master architects credited for designing the “Española Way” village concept. Typical of Vernacular Style architecture both structures utilized concrete pillars that elevate the living quarter above to the living quarters. The “Matheson Wall,” a coral rock wall that borders the Mathson Property still exists today adjacent to the property.

In 2007, the City Historic Preservation Board designated both single family residences as Local Historic Landmarks.



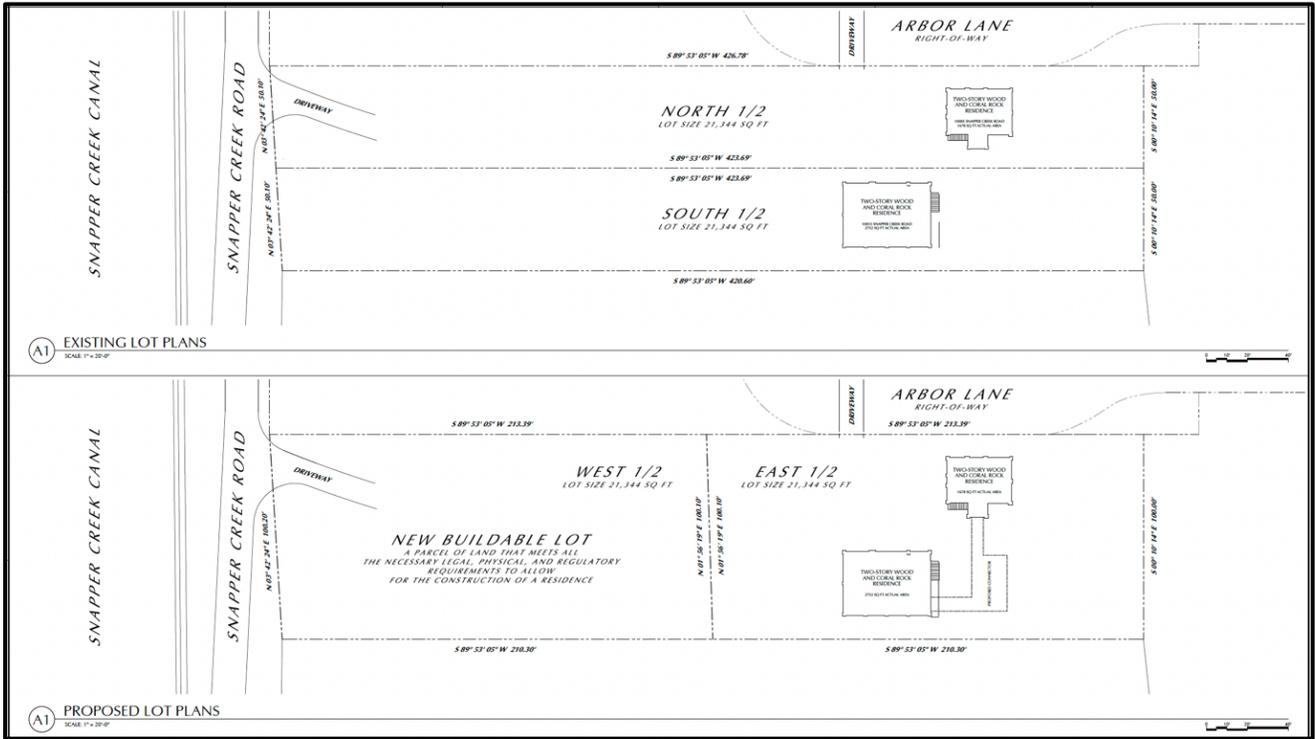
Section 4. Proposed Reconfiguration Details

The proposed reconfiguration to a north-south orientation will allow the Owner to have both structures (residences) on one lot and allow the Owner to convert the two structures into one single family residence. The reconfiguration to “square shaped” lots will be 100FT by 213FT. The reconfiguration will result in the Banyan Drive lot being vacant for future development.

The two (2) residential lots are un-platted building sites that are adjacent to Snapper Creek Lakes Neighborhood/Subdivision, however are not a part of the Subdivision. The single family residence located adjacent to Arbor Lane has a previously established eleven (11) foot front non-conforming setback that will remain in effect.

Each lot as affirmed by the City is a separate building site. Each proposed building lot will maintain the current 21,344 square feet. No change in total lot size.

Existing Lot Configuration vs. Proposed Lot Configuration



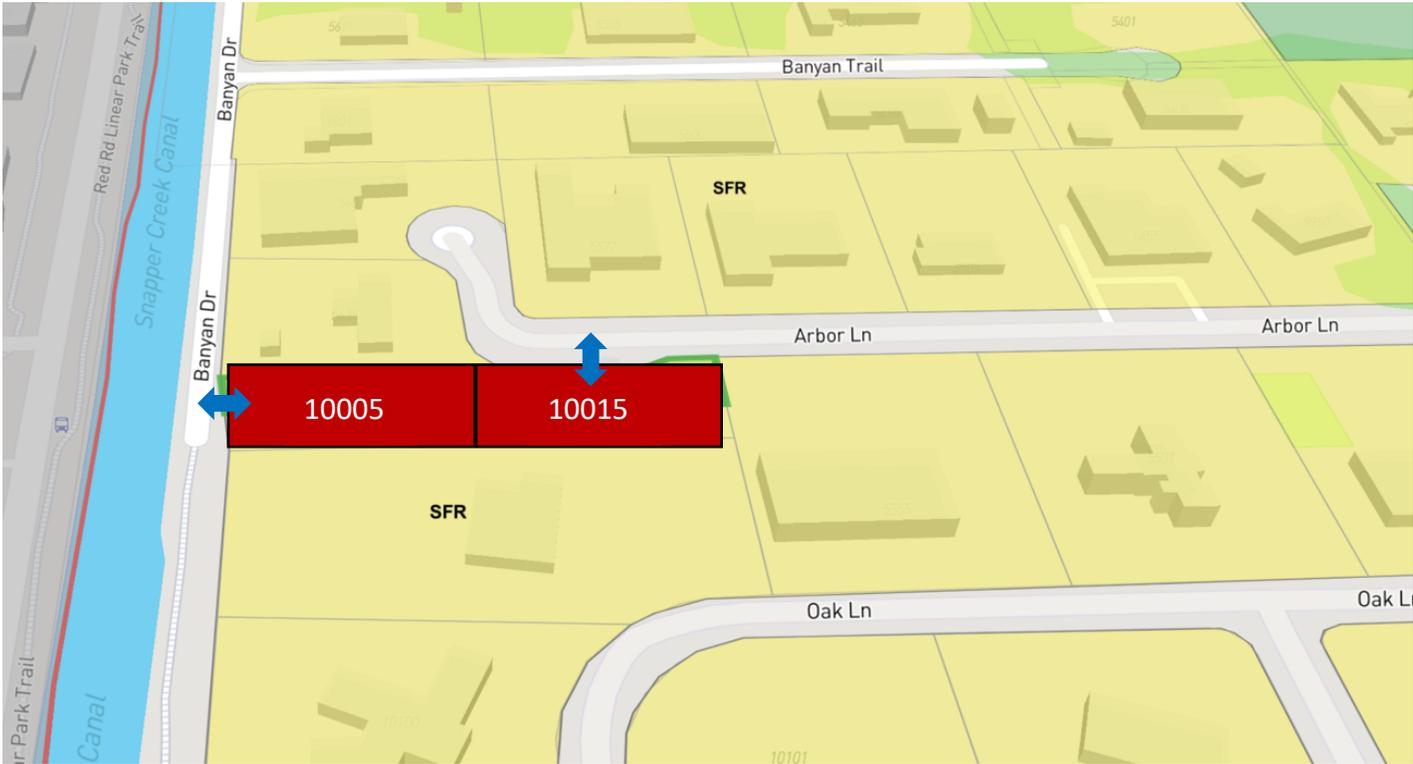
The building sites will be more conventional in shape measuring 100FT x 213FT consistent with the lot shapes of the surrounding neighborhoods.

Lot Configurations of Surrounding Properties



The eastern lot (10015 Banyan Drive Address) will have vehicular access via a driveway to Arbor Lane (a.k.a. SW 100th Avenue). The western lot will continue to have vehicular access to Snapper Creek Road (a.k.a. SW 56th Court and Banyan Road). In summary, the only changes created via the reconfiguration will be the change in lot shape and parcel dimensions.

Proposed Vehicular Access



With the reconfigured lots, the eastern lot will encompass both historic structures that the Owner will be renovating and connecting as one single family residence structure . The Owner in the future proposes to construct a historically compatible new single family residence on the vacant western lot with the understanding the new residence will be required to satisfy all applicable City Regulations to ensure the historic integrity of the adjacent existing historic single family residence. Any new construction of this parcel shall be required to be presented to and approved by the Historic Preservation Board.

The Owner has also worked closely Mr. Herbert Brito (Owners Architect) and Ms. Anna Pernas, the City’s Historic Resources and Cultural Arts Director regarding the Application for a Special Certificate of Appropriateness (SCOA). The SCOA Application will be filed simultaneously with the Variance Application.

Section 5. Summary of Proposed Lot Configuration Changes

A Summary comparison of the current and proposed lot details, dimension, etc. is provided below. The changes from the current lot configuration are noted in **bold underlined text** - all other site attributes remain the same.

Changes based upon the Proposed Lot Reconfiguration

Property Details	10005 Banyan Drive	10015 Banyan Drive
Current Property Dimensions – East/West Configuration	50 FT (fronting Banyan Drive) by 420 FT	50 FT (fronting Banyan Drive) by 420 FT
<u>Proposed Property Dimensions North/South Configuration</u>	<u>100 FT by 213 FT</u>	<u>100 FT by 213FT</u>
Current Property Access	Banyan Drive	Banyan Drive
<u>Proposed Vehicular Property Access</u>	Banyan Drive	<u>Arbor Lane (a.k.a. SW 100th Avenue), located to the north of this parcel</u>
Current Property Size – East/West Configuration	21,344 SF	21,344 SF
Proposed Property Size – North/South Configuration	21,344 SF	21,344 SF
Location of both Historic Structures	<u>With reconfiguration both Historic Structures will be on the same parcel or one building site (10015 Bayan Drive Lot) where the Owner will reside</u>	
Folio No	Assigned Folio 03-5106-000-0180	Assigned Folio 03-5106-000-0170

Section 6. City Staff and City Attorney’s Office (CAO) Direction – Required City Review Process and Conclusions

In advance of proceeding forward with Application/Request, given the existing unique property configuration and desired reconfiguration, several advance meetings were held with City Planning and Zoning Staff and the City Attorney’s Office. The Property Owner, Dr. Gomara, desired to secure input and direction as to the required City review process with expressed goal of ensuring the historic integrity of the current historic residence(s) was maintained.

Laura Russo, Esq., Dr. Gomara and the Architect met with Jennifer Garcia, Assistant Director of Development Services; Arceli Redila, Zoning Administrator; Anna Pernas, Historical Resources & Cultural Arts Director; Kara Kautz, Assistant Historic Preservation Officer and Gustavo Ceballos, Assistant City Attorney to discuss the specific

details of the lots. Subsequent to this meeting Ms. Russo met with City Attorney Stephanie Throckmorton, Esq. (City's HPB Attorney) and City Attorney Gustavo Ceballos, Esq. and Anna Pernas to determine the final City review process.

Pursuant to these meetings, the following review process is required to memorialize the reconfiguration of the two lots.

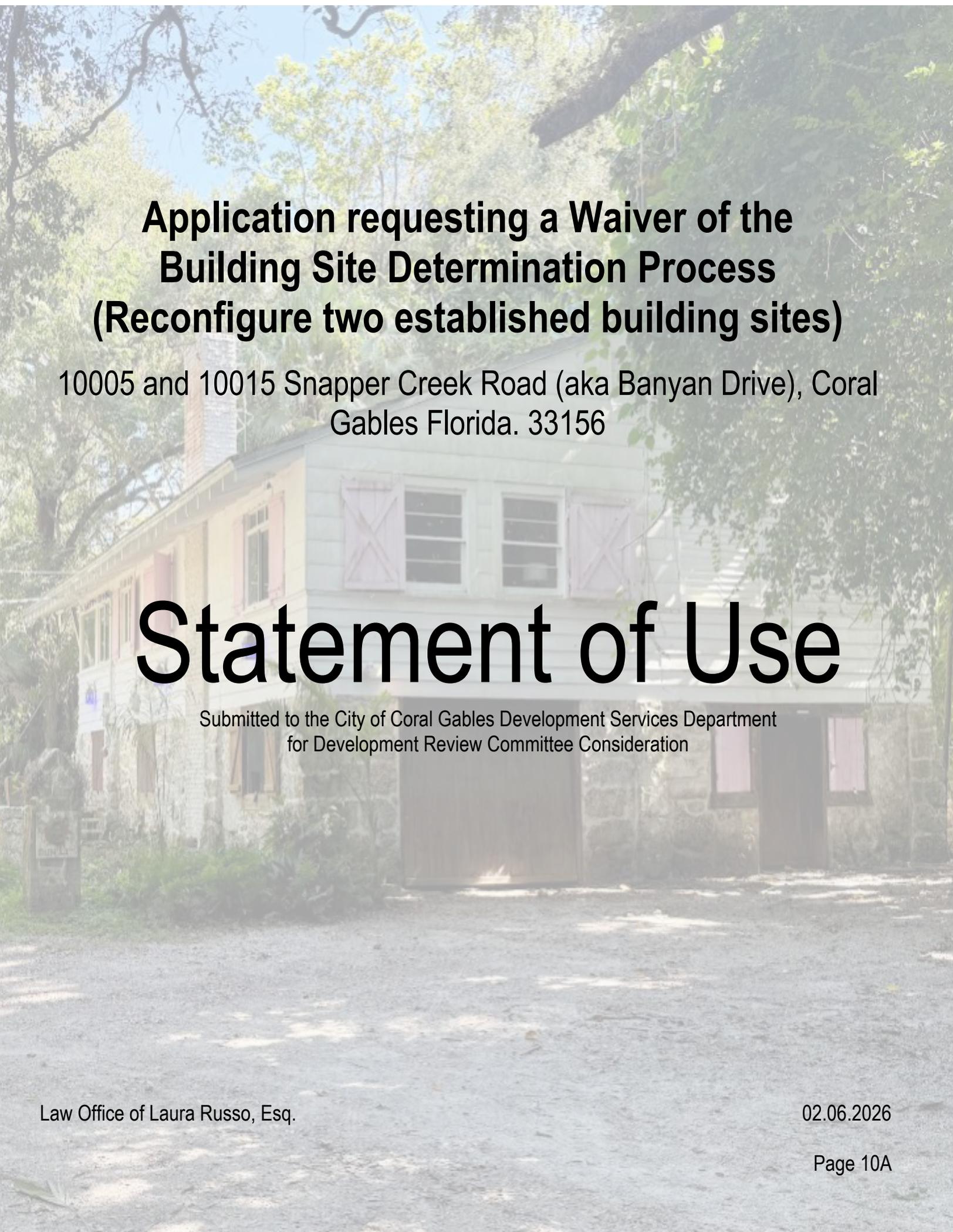
- Review by the Development Review Committee to secure applicable City Department review and input.
- A Variance Application will be submitted the City's Historic and Cultural Arts Department requesting a Variance to allow a "Waiver of the Building Site Determination Process" for HPB consideration. The HPB has the authority under Zoning Code, Article 8, Historic Preservation, Section 8-113 to grant variances for the waiver of the Building Site Determination process. Section 8-113 provides for the following:

Section 8-113. Variances.

The Historic Preservation Board shall have the authority to grant a variance from the terms of these regulations for those properties designated as local historic landmarks, either individual sites, buildings or structures within districts, where it is deemed appropriate for the continued preservation of the historic landmark or historic landmark district. The Board shall only authorize such variances in conjunction with an application for a Special Certificate of Appropriateness, in accordance with the provisions of Section 8-106 and Section 14-209.

- As required pursuant to Section 8-113, an Application will be submitted the City's Historic and Cultural Arts Department requesting a Special Certificate of Appropriateness (Zoning Code Section 8-106).

The COA determined the two lots will not be required to be "platted, therefore a Variance request for a "Waiver for platting" is not required. The COA determined that platting was not necessary since the two lots currently have vehicular street access and access to available utilities.



**Application requesting a Waiver of the
Building Site Determination Process
(Reconfigure two established building sites)**

10005 and 10015 Snapper Creek Road (aka Banyan Drive), Coral
Gables Florida. 33156

Statement of Use

Submitted to the City of Coral Gables Development Services Department
for Development Review Committee Consideration

Statement of Use

02.06.2026

Application requesting a Waiver of the Building Site Determination Process (Reconfigure two established building sites) for 10005 and 10015 Snapper Creek Road (aka Banyan Drive), Coral Gables Florida

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Section 6. City Staff and City Attorney's Office Direction – Required City Review Process and Conclusions	10K

Section 1. Application/Request

The Property Owner, Dr. Rafael Gomara desires to reconfigure two existing buildings sites currently shaped as elongated building sites oriented east-west fronting on Snapper Creek Road (aka Banyan Drive and SW 56th Court) to a north-south configuration. Essentially moving the interior or center property line from an east-west to north-south configuration/orientation.

This Application is before the Development Review Committee (DRC) pursuant to numerous meetings the Property Owner and his representatives completed with City Planning and Zoning Staff and the City Attorney's Office (COA) to determine the appropriate City review process.

The City Staff/COA determined the Request should undergo DRC review and proceed to the City's Historic Preservation Board (HPB) for a Variance to allow a "Waiver of the Building Site Determination" process. HPB consideration is to memorialize/affirm the building site reconfiguration from elongated building sites to a rectangular shaped building sites. The COA in the meeting confirmed the two building sites would not require platting.

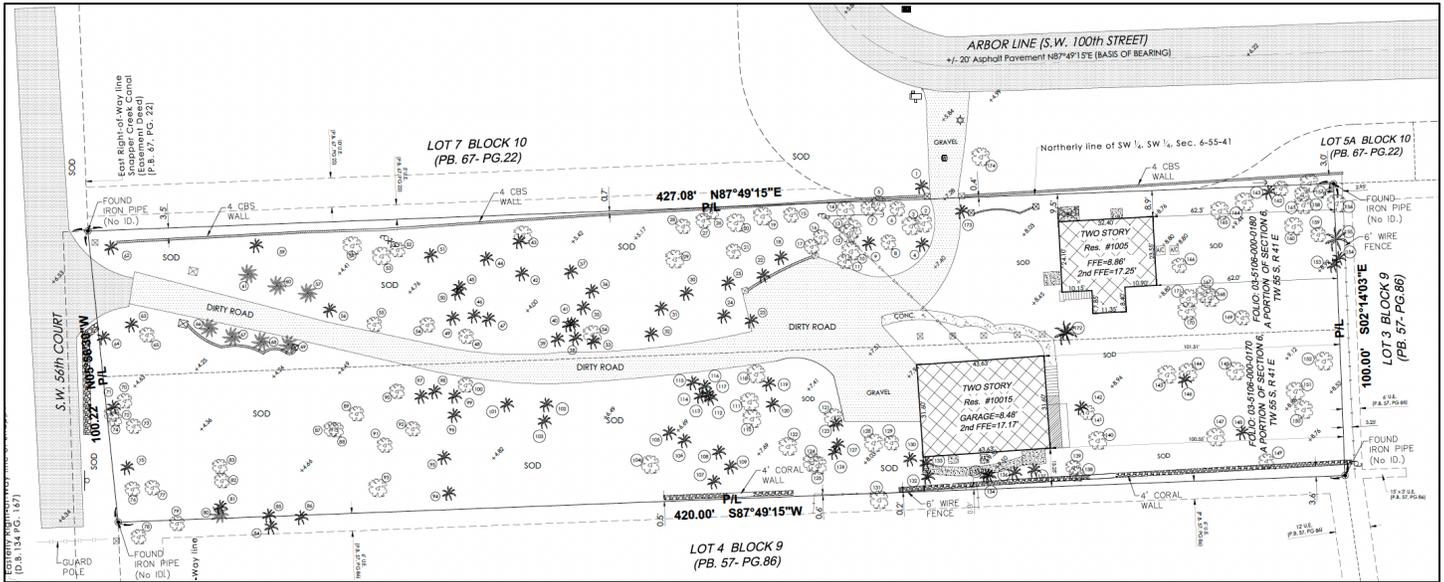
Both properties have been designated by the HPB as a Local Historic Landmarks. Zoning Code, Article 8, Historic Preservation, Section 8-113, allows the HPB to consider Variances of the provisions of the Zoning Code for Landmark Properties.

Please refer Section 6 for specific details by which all parties agreed as to the appropriate City review process with reference to the building sites and the determination the two building sites do not require platting.

Section 2. Background

The two building sites referenced as 10005 and 10015 Snapper Creek Road each contain one two story single family residence and the Owner currently lives in the one of the residences. Each "elongated building site" has a 50FT frontage on Snapper Creek Road and 427FT depth. A copy the below Aerial (see Attachment 3) and Property Survey (see Attachment 5) is included with Application submittal.

Property Survey



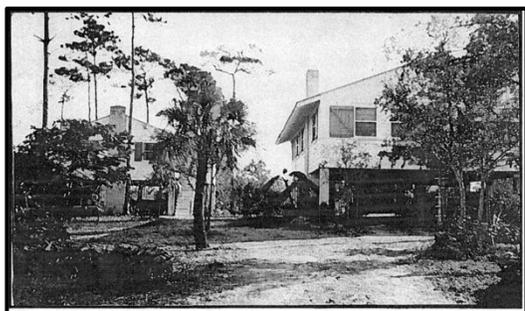
Property Details

Property Details	10005 Snapper Creek Road (North Parcel)	10015 Snapper Creek Road (South Parcel)
Folio No.	03-5106-000-0180	03-5106-000-0170
Land Use Plan Map Designation	Single Family Low Density	Single Family Low Density
Zoning Map Designation	Single Family Residential (SFR)	Single Family Residential (SFR)
Current Property Size	21,344 SF (.49 acres)	21,344 SF (.49 acres)
Building Site dimensions	50FT by 427 FT	50 FT by 427 FT
Non-conforming Setback	Previously established 11FT front non-conforming setback	N/A
Building Site Frontage Snapper Creek Road	50FT	50FT
Building Site Designation	Each Property is a Separate Building Site	
Current Vehicular Property Access	Via Snapper Creek Road via private access drive that traverses both parcels	Via Snapper Creek Road via private access drive that traverses both parcels
Proposed Vehicular Property Access with north-south reconfiguration/orientation	Snapper Creek Road	Via Arbor Lane
Platted	Unplatted	Unplatted
Historic Significance	City Historic Preservation Board (2007) designated both Single Family Residences (structures) as Local Historic Landmarks	
Existing Historic Structures	One Two Story SF Residence	One Two Story SF Residence
Flood Zone	FNIP Flood Maps - Flood Zone X-AH - Base Flood Elevation N/A-7.00' Community Number 120639 - Panel No: 0466 – Suffix: L – Date of FIRM 09.11.09	

Section 3. Historically Significant Properties

Both residences were constructed in 1937 as Florida Vernacular Style Architecture designed by Architect Robert Taylor (1885-1961). Mr. Taylor designed a total of 13 South Buildings listed on the National Register of Historic Places and is credited with the design “Rooney’s Spanish Village” and one of the master architects credited for designing the “Española Way” village concept. Typical of Vernacular Style architecture both structures utilized concrete pillars that elevate the living quarter above to the living quarters. The “Matheson Wall,” a coral rock wall that borders the Mathson Property still exists today adjacent to the property.

In 2007, the City Historic Preservation Board designated both single family residences as Local Historic Landmarks. Additional photographs are included in the Application submittal as Attachment 4.



Section 4. Proposed Reconfiguration Details

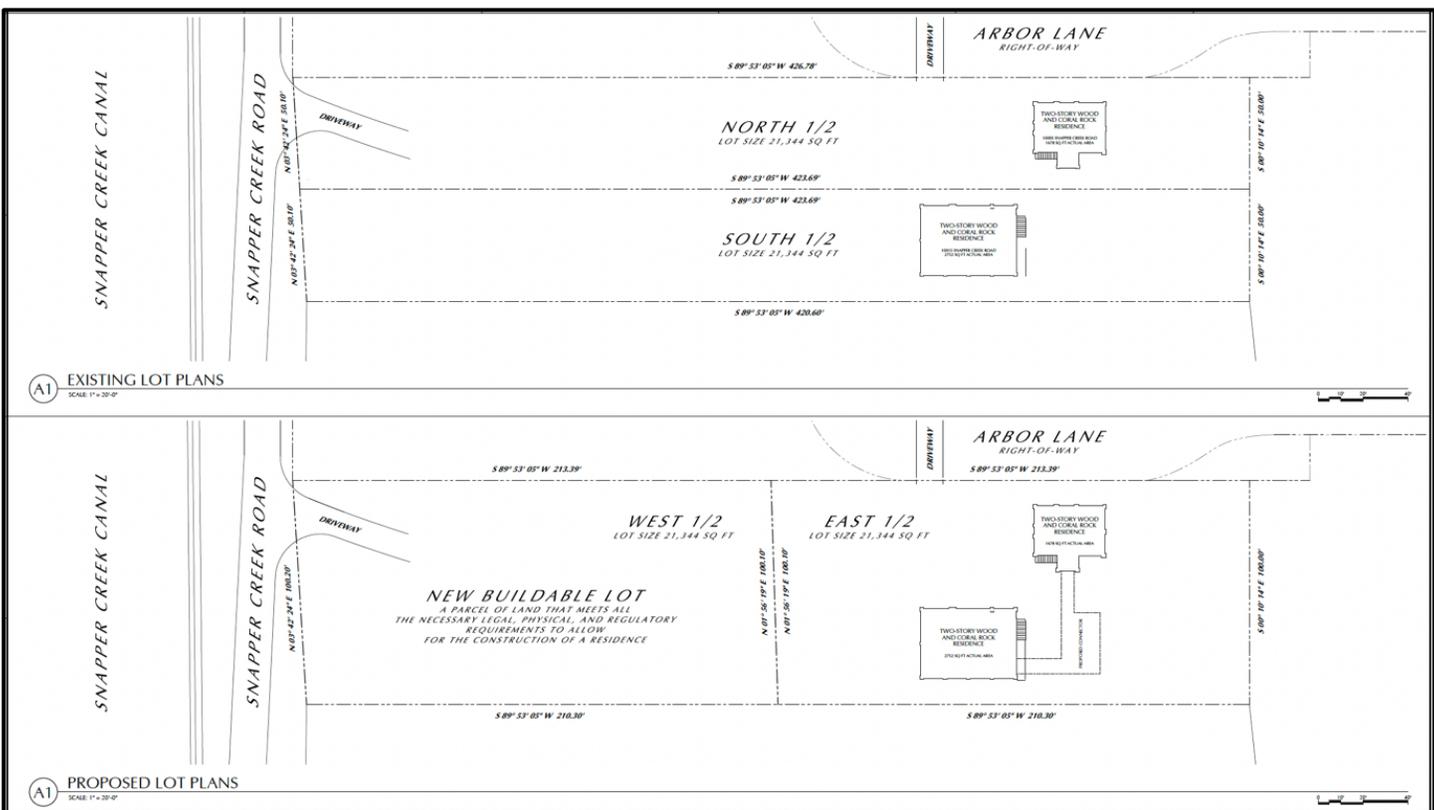
The proposed reconfiguration to a north-south orientation will allow the Owner to have both structures (residences) on one building site and allow the Owner to convert the two structures into one SF residence. The reconfigured rectangular shaped building sites will be 100FT by 213FT. The reconfiguration will result in the Snapper Creek Road building site being vacant for future development as a SF residence. The Owner in the future proposes to construct a historically compatible new SF residence on the vacant building site with the understanding the new SF residence will be required to satisfy all applicable City Zoning Code Regulations and performance standards to

ensure the historic integrity of the adjacent existing historic single family residence. Any new construction of the building sites will require review and approval by the HPB and Board of Architects (BOA).

The Owner is presently working with Mr. Herbert Brito (Owners Architect) and Ms. Anna Pernas, the City's Historic Resources and Cultural Arts Director regarding the Application for a Special Certificate of Appropriateness (SCOA). The SCOA Application will be filed simultaneously with the HPB Variance Application.

The two (2) residential building sites are un-platted building sites that are adjacent to Snapper Creek Lakes Neighborhood/Subdivision, however are not a part of the Subdivision. The SF residence located adjacent to Arbor Lane has a previously established eleven (11) foot front non-conforming setback that will remain in effect. Each building site currently has its own folio number. The new proposed building sites will maintain the current 21,344SF, resulting in no change in total building site size. See below comparisons. A copy the below Building Site Configuration (see Attachment 9) is included with Application submittal.

Existing Building Site Configuration vs. Proposed Building Site Configuration



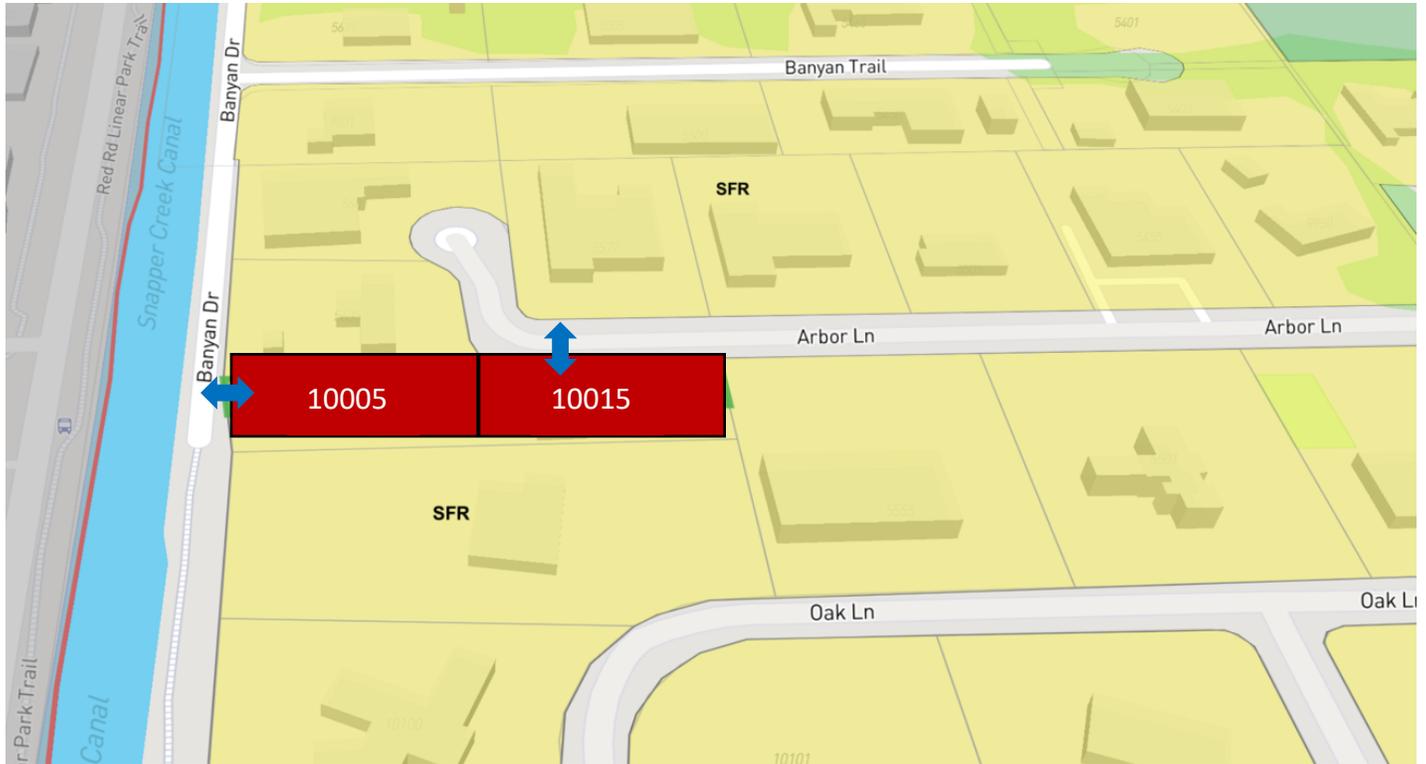
The building sites will be more conventional in shape measuring 100FT x 213FT consistent with the parcel shapes of the surrounding neighborhoods.

Parcel Configurations of Surrounding Properties



The eastern building site (10015 Snapper Creek Lane) will utilize the existing paved vehicular access apron via Arbor Lane. The western building site will continue to have vehicular access to Snapper Creek Road. The Owner will repave as necessary the current driveway approach aprons from the adjacent roadways a minimum of 20FT in width or minimum width as determined by the City for vehicular and Fire Department access. In summary, the only changes created via the reconfiguration will be the change in building site shape and parcel dimensions and no change in square footage. See the below Proposed Vehicular Access Illustration

Proposed Vehicular Access



Both building sites are currently serviced by utilities and both structures utilize septic tanks. The Owner will provide as determined by the City at time of any renovation of the existing SF residence and construction of the new SF residence any the required additional easements for the installation of all public utilities including water, gas, telephone, internet, electric, sewer, drainage as well as public access, ingress/egress, and Fire Department access.

Section 5. Stable Summary of Proposed Building Site Configuration Changes

A Summary comparison of the current and proposed building site details, dimensions, etc. is provided below. Essentially all other site attributes remain the same, with the only change is from an elongated building site to a rectangularly shaped building site and change in parcel dimensions. With no change in square footage. See below Table for a Summary of Changes

Summary of Proposed Building Site Reconfiguration Changes

Property Details	10005 Snapper Creek Road	10015 Snapper Creek Road
Current Property Dimensions – East/West Elongated Configuration	50 FT (fronting Snapper Creek Road) by 420 FT	50 FT (fronting Snapper Creek Road) by 420 FT
Proposed Property Dimensions North/South Configuration	100 FT by 213 FT	100 FT by 213FT
Proposed Minimum lot frontage	100FT (satisfies minimum 50FT requirement)	100FT (satisfies minimum 50FT requirement)
Current Property Access	Via Snapper Creek Road	Via Snapper Creek Road
Proposed Vehicular and Fire Property Access	Via Snapper Creek Road (Minimum 20FT paved driveway apron or minimum width as required per the City)	Via Arbor Lane located to the north of this parcel. (Minimum 20FT paved driveway apron or minimum width as required per the City)
Current Property Size – East/West Elongated Configuration	21,344 SF	21,344 SF
Proposed Property Size – North/South Configuration	21,344 SF	21,344 SF
Location of both Historic Structures	With reconfiguration both Historic Structures will be on the same building site (10015 Snapper Creek Ln/Bayan Drive building site) where the Owner will reside.	

Section 6. City Staff and City Attorney’s Office (CAO) Direction – Required City Review Process and Conclusions

In advance of proceeding forward with Application/Request, given the existing unique property configuration and desired reconfiguration, several advance meetings were held with City Planning and Zoning Staff and the City Attorney’s Office (CAO). The Property Owner, Dr. Gomara, desired to secure input and direction as to the required City review process with expressed goal of ensuring the historic integrity of the current historic residence(s) is maintained.

Laura Russo, Esq., Dr. Gomara and the Architect’s representative (David Gil) met with Jennifer Garcia, Assistant Director of Development Services; Arceli Redila, Zoning Administrator; Anna Pernas, Historical Resources & Cultural Arts Director; Kara Kautz, Assistant Historic Preservation Officer and Gustavo Ceballos, Esq. Assistant City Attorney to discuss the specific details of the building sites. Subsequent to this meeting Ms. Russo met with City

Attorney Stephanie Throckmorton, Esq. (City's HPB Attorney) and City Attorney Gustavo Ceballos, Esq. and Anna Pernas to determine the final City review process.

Pursuant to these meetings, the following review process was agreed as the required to memorialize the reconfiguration of the two building sites:

- Review by the DRC to secure applicable City Department review and input.
- A Variance Application will be submitted to the City's Historic and Cultural Arts Department requesting a Variance to allow a "Waiver of the Building Site Determination Process" for HPB consideration. The HPB has the authority under Zoning Code, Article 8, Historic Preservation, Section 8-113 to grant variances for the waiver of the Building Site Determination process. Section 8-113 provides for the following:

Section 8-113. Variances.

The Historic Preservation Board shall have the authority to grant a variance from the terms of these regulations for those properties designated as local historic landmarks, either individual sites, buildings or structures within districts, where it is deemed appropriate for the continued preservation of the historic landmark or historic landmark district. The Board shall only authorize such variances in conjunction with an application for a Special Certificate of Appropriateness, in accordance with the provisions of Section 8-106 and Section 14-209.

- As required, pursuant to Zoning Code Section 8-113, at the time of the HPB Variance consideration, an Application will be submitted to the City's Historic and Cultural Arts Department requesting a Special Certificate of Appropriateness (Zoning Code Section 8-106).

The COA determined the two building sites will not be required to be "platted," therefore a Variance request for a "Waiver for platting" is not required. The COA determined that platting was not necessary since the two building sites currently have vehicular street access and access to available utilities.

As noted herein, the Owner agrees to provide the following at time of redevelopment of the existing Historic SF Structures and new SF residence on the vacant building site:

1. The new SF residence on the vacant building site will be required to satisfy all applicable City Zoning Code Regulations and performance standards to ensure the historic integrity is maintained with the adjacent existing historic single family residence. Any type of renovation and new construction on both sites will be required to reviewed and approved by the HPB and BOA. Exterior building elevations for BOA review and approval will be provided at which time the both sites are developed.
2. At the time of redevelopment of the sites, paved driveway approach aprons will be provided from the adjacent roadways a minimum of 20FT in width or minimum width as determined by the City for vehicular and Fire Department access.
3. Additional easements will be provided as determined by the City at time of any renovation of the existing SF residence and construction of the new SF residence. This will include additional easements for the installation of all public utilities including water, gas, telephone, internet, electric, sewer, drainage as well as public access, ingress/egress, and Fire Department access.

10005 Snapper Creek Road, Coral Gables, FL 33156





























Name and Contact Information

Owner:

Rafael Gomara
9528 SW 40 Street
Miami, FL 33165
Tel: 786-312-2422
Email: gomaraac@gmail.com

Architect:

Herbert Brito
Vintage Florida Properties
Tel: 305-965-1670
Email: herbertbrito@att.net

Attorney:

Laura L. Russo, Esq.
Laura L. Russo, Esq., LLC
2334 Ponce de Leon Blvd., Suite 240
Coral Gables, FL 33134
Tel: 305-476-8300
Fax: 305-476-8383
Cell: 305-801-9002
Email: LauraR@LauraRussoLaw.com



**LOBBYIST REGISTRATION CERTIFICATE
CITY OF CORAL GABLES
CITY CLERK'S OFFICE**

405 Biltmore Way - Coral Gables, FL 33134
305-460-5210 cityclerk@coralgables.com

LOBBYIST NAME:	<u>Laura L. Russo</u>
LOBBYIST ADDRESS:	<u>2334 Ponce De Leon Boulevard, Suite 240, Coral Gables, FL 33134</u>
PRINCIPAL NAME:	<u>Sun Lit Gardens</u>
PRINCIPAL ADDRESS:	<u>10015 and 10005 Snapper Creek Road, Coral Gables, FL 33156</u>
PRINCIPAL ISSUE:	<u>Approval of a replat of 2 lots with historic structures</u>
REGISTERED DATE:	<u>1/7/2026</u>
EXPIRATION DATE:	<u>12/31/2026</u>

State of Florida, City of Coral Gables
I HEREBY CERTIFY, that the foregoing is an official copy
of a lobbyist record electronically filed in this office.

This 7th day of January AD 2026

Billy Y Urquia, City Clerk

OATH

I do solemnly swear that all facts contained on this Annual Lobbyist Registration form and principal are true and correct; and that I have read and am familiar with the Ordinance 2017-44 of the Code of

This Document Prepared By and Return to:
Century Title & Escrow Company
Ivette Cave, Title Agent
13350 SW 128 Street, B
Miami, FL 33186
Prepared in connection with the issuance of title insurance

Parcel ID Number: 03 5106 000 0180 & 03 5106 000 0170
NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$3,750,000.00.

Warranty Deed

This Indenture, Made this 30th day of October, 2025 A.D., Between

(As to Parcel I only)

Ingrid Hunter, as Personal Representative of the Estate of Steven Kent Hunter, pursuant to Order Approving Sale under Case No. 2024-005465 CP02, whose post office address is: 130 W Sunrise Ave, Coral Gables, FL 33133, in the County of Miami-Dade, State of Florida

(As to Parcels I and II)

Randall Hunter, a single man, whose post office address is: 130 W Sunrise Ave, Coral Gables, FL 33133 in the County of Miami-Dade, State of Florida

Kristina Hunter, a single woman, whose post office address is: 130 W Sunrise Ave, Coral Gables, FL 33133 in the County of Miami-Dade, State of Florida

Amaya Viera, a single woman, whose post office address is: 426 61st St, Apt. K, Brooklyn, NY 11220 in the County of Kings, State of New York

Lisa Frances Edwards as Guardian of the Property of Rachel Allison Hunter aka Rachel Hunter, pursuant to Order filed under Case No. 2025-004298-GD-02 whose post office address is: 18300 McKernon Way, Poolesville, MD 20837 in the County of Montgomery, State of Maryland and

Lisa Frances Edwards, as Guardian of the Property of Scarlett Frances Hunter aka Scarlett Hunter, pursuant to Order filed under Case No. 2025-04299-GD-02, whose post office address is: 18300 McKernon Way, Poolesville, MD 20837 in the County of Montgomery, State of Maryland,

Grantors, and

Rafael Gomara whose address is: 9528 SW 40 Street, Miami, Florida 33165 of the County of Miami-Dade, State of Florida, Grantee.

Witnesseth that the GRANTORS for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida to wit:

Parcel I:

North 1/2 of the North 100 feet of the West 465 feet of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 6, Township 55 South, Range 41 East, lying East of canal right of way, lying and being in Miami Dade County, Florida (03 5106 000 0180) 10005 Snapper Creek Road, Coral Gables, FL 33156; and

Parcel II:

South Half (S 1/2) of the North 100 feet of the West 465 feet of the SW 1/4 of the SW 1/4 of Section 6, Township 55 South, Range 41 East, lying and being East of canal Right of Way, lying and being in Miami Dade County, Florida; (03 5106 000 0170) 10015 Snapper Creek Road, Coral Gables, FL 33156.

SUBJECT TO: Taxes for the year 2026 and subsequent years; restrictions, conditions, limitations and easements of record, if any, none of which are re-imposed by this conveyance; and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities without seeking to re-impose same.

TOGETHER with all the tenements, hereditaments, appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantees by signing below certify that it has read, understood and signed the Septic Tank System Disclosure Statement for the conveyance of this real property, as required by Section 21-49.1 of the Code of Miami-Dade County, Florida.

Rafael Gomara

Rafael Gomara

AND the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

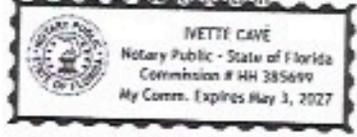
Vanessa Paiz
Witness No 1 as to Ingrid Hunter:
Printed name: **Vanessa Paiz**
Address for Witness: 4598 Trevino Cir NE, Roanoke, VA 24019

Estate of Steven Kent Hunter
By: *Ingrid Hunter* (Seal)
Ingrid Hunter, as Personal Representative

Ivette Cave
Witness No 2 as to Ingrid Hunter:
Printed name: **Ivette Cave**
Address for Witness:
13350 SW 128 Street, B, Miami, Florida 33186

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of October, 2025, by Ingrid Hunter, as Personal Representative of Estate of Steven Kent Hunter on behalf of the estate who is personally known to me or who has produced his Valid driver license as identification.



Ivette Cave
Printed Name: Ivette Cave, Notary Public, State of Florida

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Signed, sealed and delivered in our presence:

Vanessa Paiz
Witness No 1 as to Lisa Frances Edwards:
Printed name: Vanessa Paiz
Address for Witness:
4598 Trevino Cir NE, Roanoke, VA 24019

By: *Lisa Frances Edwards* (Seal)
Lisa Frances Edwards, as Guardian of the
Property of Rachel Allison Hunter aka
Rachel Hunter

Ivette Cavé
Witness No 2 as to Lisa Frances Edwards:
Printed name: Ivette Cavé
Address for Witness:
13350 SW 128 Street, B, Miami, Florida 33186

By: *Lisa Frances Edwards* (Seal)
Lisa Frances Edwards, as Guardian of the
Property of Scarlett Frances Hunter aka
Scarlett Hunter

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 29 day of October, 2025, by Lisa Frances Edwards, as Guardian of the
Property of Rachel Allison Hunter aka Rachel Hunter and
as Guardian of the Property of Scarlett Frances Hunter aka Scarlett Hunter
who is personally known to me or who has produced her Valid driver license as identification.



Ivette Cavé
Printed Name: Ivette Cavé, Notary Public State of Florida

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Signed, sealed and delivered in our presence:

Vanessa Paiz

Witness No 1 as to Randall Hunter
Printed name: Vanessa Paiz
Address for Witness:
4598 Trevino Cir NE, Roanoke, VA 24019

Randall Hunter

Randall Hunter (Seal)

Ivette Cavé

Witness No 2 as to Randall Hunter:
Printed name: Ivette Cavé
Address for Witness: 13350 SW 128 Street, B, Miami, Florida 33186

Vanessa Paiz

Witness No 1 as to Kristina Hunter:
Printed name: Vanessa Paiz
Address for Witness: 4598 Trevino Cir NE, Roanoke, VA 24019

Kristina Hunter

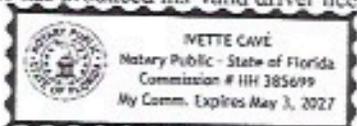
Kristina Hunter (Seal)

Ivette Cavé

Witness No 2 as to Kristina Hunter:
Printed name: Ivette Cavé
Address for Witness:
13350 SW 128 Street, B, Miami, Florida 33186

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of October, 2025, by Randall Hunter who is personally known to me or who has produced his valid driver license as identification.



Ivette Cavé

Printed Name: Ivette Cavé, Notary Public State of Florida

Completed via Remote Online Notarization using 2 way Audio/Video technology.

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of October, 2025, by Kristina Hunter who is personally known to me or who has produced Valid driver license as identification.



Ivette Cavé

Printed Name: Ivette Cavé, Notary Public State of Florida

Completed via Remote Online Notarization using 2 way Audio/Video technology.

Signed, sealed and delivered in our presence:

Vanessa Paiz
Witness No 1 as to Amaya Viera:
Printed name: Vanessa Paiz
Address for Witness: 4598 Trevino Cir NE, Roanoke, VA 24019

Amaya Viera (Seal)
Amaya Viera

Ivette Cavé
Witness No 2 as to Amaya Viera:
Printed name: Ivette Cavé
Address for Witness:
13350 SW 128 Street, B, Miami, Florida 33186

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of October, 2025, by Amaya Viera who is personally known to me or who has produced valid driver license as identification.

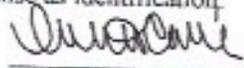


Ivette Cavé
Printed Name: Ivette Cavé, Notary Public State of Florida

Completed via Remote Online Notarization using 2 way Audio/Video technology.

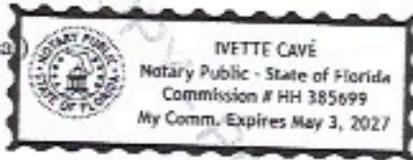
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of () physical presence or online notarization this 30 day of October, 2025, by Rafael Gomara who is personally known or () who produced a Valid Driver License as identification.



Notary Public, State of Florida

(Seal)



Completed via Remote Online Notarization using 2 way Audio/Video technology.

